



# **City of Las Vegas**

## **Building & Safety Department**

### **Code Enforcement Division**

## **Vacant/Foreclosed Property Ordinance**

### **Program Information**

On December 7, 2011, the City of Las Vegas City Council passed the Vacant Foreclosed Property Ordinance (Ordinance No. 6169) to require the registration of vacant foreclosed properties to protect residential and commercial areas from blight resulting from the foreclosure crisis and un-maintained properties.

Important elements of the ordinance include:

- Inspection of the property by mortgagee or their representative to be completed within 15 calendar days following the occurrence of the notice of default.
- Property registration and designation of a property manager located in Nevada must occur no later than 10 calendar days following the inspection if the property was found to be vacant.
- Requirement for posting of contact information for mortgagee and property manager on property.
- Requirement for mortgagee or their representative to maintain properties free of nuisances of refuse, wastes, storage, and securing open structures.
- Requirement to maintain landscaping by watering, irrigation, cutting, pruning and mowing.
- Requirement to maintain pools and spas in working order, free of pollutants and debris or drained and kept dry.
- All pools and spas must comply with the minimum security requirements applicable to pools and spas within the City.

### **HOW DO I REGISTER A FORECLOSED RESIDENTIAL PROPERTY WITH THE CITY OF LAS VEGAS?**

The registration requirements for this Ordinance may be satisfied by providing Code Enforcement with contact information including street address and telephone number of the person(s) directly responsible for the property in foreclosure (mortgagee) and the property maintenance company contact information, including street address and phone number, for the staff of any property management or property preservation company responsible for the security, maintenance, and marking of the property.

Such person(s) must be empowered to:

- 1) Comply with code enforcement orders issued by the City.
- 2) Conduct monthly inspections of the vacant foreclosed property until such time as the property is sold or lawfully reoccupied.
- 3) The property management firm must meet the requirements of Senate Bill 314 passed during the 2011 Legislative Session of the Nevada State Legislature.

Lenders who register a property with Code Enforcement must report any change of information contained in the registration to Code Enforcement within ten (10) days.

### **WHAT ARE THE REGISTRATION FEES?**

A registration fee in the amount of \$200.00 shall be paid to the City of Las Vegas- Code Enforcement Division at the time of registration. The fee and registration shall be valid for the time the property is in foreclosure, until the foreclosure is cured or the property is resold by the lender. Changes to any of the notification information require a \$50.00 fee for update.

### **WHO IS AFFECTED BY THIS ORDINANCE AND WHEN IS THE EFFECTIVE DATE?**

Any lender (or beneficiary or trustee who holds or has an interest in a deed of trust) on a property that has in foreclosure located within the City of Las Vegas and is vacant must register that property with Code Enforcement. This ordinance takes effect December 14, 2011 therefore; any lender who issues a Notice of Default after this date must register such property with the City of Las Vegas within 10 days of issuance of the Notice of Default and verification that property is vacant.

### **WHAT ARE THE PENALTIES IF I FAIL TO REGISTER?**

If Code Enforcement determines that a lender has failed to register the property, Code Enforcement will provide written notification to the lender of their failure to comply with this ordinance. Civil penalties of up to \$500 per day for residential properties and \$750 per day for commercial properties and criminal misdemeanor citations may be issued for failure to comply with the ordinance.